

CENTRAL BANK OF INDIA

CCPLUC_CCPC LUCKNOW BRANCH OFFICE

TO:

Date:20/07/2017

MR PANKAJ JAISWAL, 179 A VIJAY LAXMI NAGAR -261001 UTTARPRADESH

DEAR SIR,

REG: SANCTION OF HOUSING LOAN

With reference to your application for **HOUSING LOAN**, We have examined your application based on the data / information submitted by you and We are pleased to inform you sanction of **HOUSING LOAN** on terms and conditions mentioned in this sanction letter.

1. Name of Borrower	MR PANKAJ JAISWAL
2. Name of Co-Borrower	·
3. Address	179 A VIJAY LAXMI NAGAR -261001 UTTARPRADESH
4. Purpose	For purchased of residential plat at C-20, KHASRA 76, MADHAV GREENS LAULAI, LUCKNOW - 226010 with condition to construct the house on the plot within the period of two years.
5. Cost of House/ Flat/ Plot	Rs. 4718520.00
6. Margin/ Own Contribution	Rs. 1718520.00
7. Loan Amount Sanctioned	Rs. 3000000.00
8. Processing Charges	0.50 % of loan amount Rs. 15000.00 + Service Taxes
9. Rate of Interest	8.40 + 0 = 8.4 Floating rate of interest where interest changes (increases or decreases) depending on changes as decided by the Bank The EMI shall remain same during loan period but tenor of loan shall vary according to changed in ROI.

http://class.cbi.co.in:1085/laps/action/sanction.jsp?hidBeanId=documentresults&hidBeanG... 10/7/2017

 Total Loan Period: 204 Months Holiday Period: 6 Months No of EMI: 198 Months (excluding holiday period) EMI Amount: Rs. 29247.00
Equitable/ Registered mortgage of the proposed property at C-20, KHASRA 76, MADHAV GREENS LAULAI, LUCKNOW - 226010
ARSHA INFRA DEVELOPERS
C-20, KHASRA 76, MADHAV GREENS LAULAI, LUCKNOW - 226010
Directly to builder/ seller by DD.

TERMS & CONDITIONS FOR BORROWER

- 1. The loan amount should be utilized for the purpose for which it is sanctioned
- 2. Any increase in the project cost is to be borne by you from your own sources.
- 3. The house must be constructed as per sanctioned plan and for residential purpose only. After the construction is completed, you have to produce an affidavit-cum-undertaking that the built up property has been constructed as per the sanctioned plan and/or building bye-laws , otherwise the bank has authority to recall the entire loan with interest, cost and other usual bank charges.
- 4. An architect appointed by the bank must also certify before disbursement of the loan that the built up property is strictly as per sanctioned plan and/or building bye-laws and the fees payable to the Architect will be borne by you.
- 5. Payment should be directly made to the seller/ builder by crossed demand draft/bankers cheque
- 6. Before disbursement of the loan you have to submit all the originals of the documents as mentioned in LSR and held by you/vendor, without which no disbursement will be made.
- 7. Equitable mortgage is to be registered with the concerned sub-registrar office wherever required at your
- 8. The house will be inspected by any authorized bank official/auditor when ever required by the bank.
- 9. As the rate of interest stipulated is of floating in nature, the rate of interest (ROI) will be automatically changed as per rates announced from time to time whether change is in base rate or spread or both. The EMI shall remain same during loan period but tenor of loan shall vary according to change in rate of Interest. Changes in rate of interest will be notified in the banks website / notice board of the branch .
- 10. You have to submit the original sale deed to us if received by you directly for creation of mortgage at our end to secure this loan. You have to produce an affidavit to this effect to us.

- 11. House / flat / property financed will be adequately insured with bank clause at your cost preferably
- 12. Pro rata margin will have to be brought in by you at every stage of disbursement. 13. You have to submit the bills / invoices for our record in addition to certificate from architect / Chartered
- 14. As the loan is sanctioned for purchase of plot and thereafter construction of house, you have to construct house within 2 years from disbursement of loan (for plot), otherwise the entire loan will be called back with interest @base rate+8% PA.

Branch Manager

Agreed to terms and conditions mentioned in the sanction letter

Borrower

MR. PÁNKAJ JAISWAL